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07/23/2025 02:02 PM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor

**THE SUPERIOR COURT OF THE STATE WASHINGTON
IN AND FOR THE COUNTY OF SKAGIT**

Vickie Neupert

No. 25-2-00738-29

Plaintiff,

vs.

**Matt Kimmons and Lisa Gerow,
individually and as a married but legally
separated couple**

LIS PENDENS

Defendants.

Plaintiff: Vickie Neupert

Defendant: Matt Kimmons and Lisa Gerow

Property Address: 41371 North Shore Lane, Skagit County, Washington

Tax Parcel number: P62897

XRefID: 3868-001-044-0001

Legal Description: Lot 44, Block A, "Cape Horn on the Skagit, Division No. 1", As per plat recorded in volume 8 plats, pages 92 through 97, inclusive, records of Skagit County, Washington.

LIS PENDENS

Page 1 of 2

The Law Office of Justin Rothboeck
1008 5th Street
Anacortes, WA 98221
360-299-3663

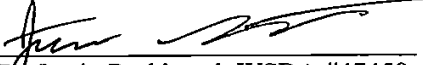
1 NOTICE IS HEREBY GIVEN that an action has been commenced and is now pending in the
2 Superior Court of the State of Washington for Skagit County, upon the Complaint of the Plaintiff
3 against the above-named Defendants, and all other persons claiming any right, title, estate, lien,
4 or interest in the real estate described in the Complaint, and that the object of that action is to eject
5 the defendants from a portion of the real property owned by the plaintiff (Skagit County parcel
6 P62898) and quiet title to the plaintiff in the same area. The details of the complaint are stated in
7 the Complaint on file with the clerk of the Superior Court. THIS IS NOTICE OF PENDENCY
8 OF SAID ACTION. THE NAMES OF THE PARTIES ARE SET FORTH ABOVE. The action
9 affects title to the following described real property located in Skagit County, Washington:

10 LOT 44, BLOCK A, "CAPE HORN ON THE SKAGIT, DIVISION NO. 1", AS PER
11 PLAT RECORDED IN VOLUME 8 OF PLATS, PAGES 92 THROUGH 97,
12 INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

13 SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

14 All persons in any manner dealing with the real estate subsequent to the filing hereof will take
15 subject to the rights of the Plaintiff as established in that action.

16 Dated this 22ND day of July 2025.

17 
18 By Justin Rothboeck WSBA #47458
19 The Law Office of Justin Rothboeck
20 Attorney for the Plaintiff

21 P.O. Address: 1008 5th Street
22 Anacortes, Washington 98221

23 Dated: July __ 2025.

24 Telephone number: 360-299-3663
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26
27
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